



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 6, 2012
1202-PUD-01
Exhibit 1

Petition Number: 1205-PUD-05

Petitioner: JR Farmer Harmony, LLC

Request: Change in zoning from the AG-SF1 District to the Harmony PUD District

Current Zoning: AG-SF1

Current Land Use: Agriculture/Vacant

Approximate Acreage: 277 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Harmony PUD Ordinance (Original Version), March 29, 2012
4. Harmony PUD Ordinance (Second Version), July 5, 2012
5. Harmony PUD Ordinance (Current Version), July 30, 2012
6. Harmony PUD Ordinance (Redline Version), July 30, 2012
7. APC and City Council Comments, June 2, 2012
8. Petitioner's Response to APC Comments, June 12, 2012
9. Petitioner's Comprehensive Plan Analysis, July 5, 2012
10. Public Comments, July 30, 2012
11. Neighbor Meeting Notes, March 13, 2012

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the April 9, 2012 City Council meeting. The proposal received a public hearing at the May 7, 2012 Advisory Plan Commission (the "APC") meeting.

Project Overview

Location

The subject property is approximately 277 acres in size and is located on the west side of Ditch Road, between 146th Street and 156th Street (the "Property"). The Property is primarily vacant/agricultural in use.



Project Description

The proposed Harmony PUD Ordinance allows for a maximum of 710 single-family detached dwellings, 270 multi-family dwellings, 170,000 square feet of commercial space (the "Proposal"). The Harmony PUD Ordinance (the "PUD Ordinance") establishes two (2) districts: a Single Family Residential District, which accommodates the project's single-family dwellings; and a Mixed-Use District, which accommodates the project's multi-family and commercial areas.

The Single Family Residential District defaults to the Single Family-4 District standards, and it includes multiple lot sizes and lot types. The Proposal includes two (2) different sizes of alley-loaded lots (front of the home oriented towards the street and garages oriented towards an alley in the rear); three (3) different sizes of front-load lots (front of the home and garages oriented towards the street); and new lots (front of the home oriented towards a green space and garages oriented towards an alley in the rear). The Harmony PUD Ordinance also includes residential architectural standards.

The Mixed-Use District defaults to the Local Business standards and includes development standards for commercial uses and multi-family development. The Proposal also adopts the City's State Highway 32 Overlay District's architectural standards for its commercial area. The Mixed-Use District is divided into three (3) areas: Area A is the multi-family area; Area B is the commercial area north of the realigned 146th Street; and Area C is the commercial area south of the realigned 146th Street.

Items to be Resolved

Since the July 16, 2012 APC meeting, it has been identified that the following items regarding 146th Street, the 146th Street frontage road, and Ditch Road are not resolved and need further attention:

- Road alignment (e.g., 151st Street intersection, frontage road)
- Road access points (e.g., road cuts on frontage road, road cuts on 146th Street)
- Intersection configuration (e.g., 151st Street roundabout, Five-point roundabout)
- Traffic movement and circulation pattern
- Road connectivity beyond the project
- Right-of-way Dedication/Acquisition (e.g., What is being dedicated? What is being built? Who is building it? Who is paying for what?)
- Land Uses in Area C of the Mixed-Use District (the County is in the process of acquiring the property identified as Area C. If this occurs, discussion of this item would be moot.)



Items for Discussion

Staff recommends that the Advisory Plan Commission focus its attention on the topics below until the items listed above (under the “Items to be Resolved” section) are resolved.

Comprehensive Plan

A recurring comment has been that the Harmony proposal does not line up with the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). The Future Land Use Map in the Comprehensive Plan does not indicate the intersection of Ditch Road and 146th Street as a place for local commercial development. The policy guidance in the Comprehensive Plan may indicate that commercial development at this location is not inappropriate. The petitioner submitted an analysis of how the Harmony PUD compares against the policies of the Comprehensive Plan (see Exhibit 9).

Single-Family Residential Architecture

The proposed ordinance offers two options for residential architecture. One option is to choose from eight (8) traditional, known home styles and follow the standards for achieving that architectural style (see Harmony PUD, Section 3.4, A3). The architectural standards for this option reference pictures and diagrams as examples of the various architectural feature options (see Harmony PUD, Exhibit E). The second option for residential architecture is to choose from a menu of architectural features for each elevation of the building (see Harmony PUD, Section 3.4, A4). The residential architectural standards have been clarified since the July 5, 2012 version of the Harmony PUD Ordinance, and the Advisory Plan Commission may wish to discuss this topic further. Staff believes that the proposed PUD Ordinance, including the residential architectural standards, is in a format that is able to be administered and enforced.

Buffer Yard Requirements

The July 5, 2012 version of the PUD Ordinance did not clearly outline buffer standards along Ditch Road and the McCarthy property. The current, July 30, 2012 version of the PUD Ordinance includes modifications that clarify the buffer yard requirements for those areas.

The current version of the PUD Ordinance also clarifies the petitioner’s intent for buffering the Mixed-Use District. The Harmony PUD, Section 5.3 and Figure #1 require a 10-foot buffer yard (referred to as “Landscape Buffer A”) around much of the southern and eastern boundaries of the Mixed-Use District. Landscape Buffer A is required to be planted using the City’s typical buffer yard planting requirements (1 evergreen tree and 5 evergreen shrubs every 30 linear feet). The proposal also requires a 20-foot buffer



yard at certain locations along the perimeter of the Mixed-Use District (referred to as “Landscape Buffer B”). Landscape Buffer B requires 1.5 evergreen trees and 5 evergreen shrubs every 30 linear feet. The City’s Landscaping Standards would typically require the uses proposed in the Mixed-Use District to be buffered by a 40-foot buffer yard on the southern and eastern boundaries. The Advisory Plan Commission may wish to discuss this topic further.

Open Space

The petitioner has added development requirements for amenities that are to be located within the pipeline easement (referred to as “central park” during previous presentations) (see Harmony PUD, Section 3.3, B2 for amenity requirements). The petitioner has also modified the PUD Ordinance so that the previously-proposed multi-family and single-family green belt space requirements have been removed from the PUD Ordinance, meaning that the default underlying zoning requirements for open/green space would apply to those areas. The proposed PUD Ordinance has also clarified that the development amenities in the multi-family and single-family residential areas count towards the minimum open/green space requirement found in Section 1.3 of the Harmony PUD. With new information regarding the required amenities in the “central park”/pipeline area, the Advisory Plan Commission may wish to discuss this topic further.

Staff Comments

Staff believes that the Harmony PUD Ordinance is in a good format that is able to be administered and enforced. However, until the bulleted-items included in the “Items to be Resolved” section of this report are resolved, Staff recommends that the APC delay making a recommendation to the City Council. Until those items are addressed, the scope of the project is not fully defined; making it difficult to make an informed recommendation on this project. If the petitioner desires a vote on August 6, 2012, Staff would suggest a negative recommendation.